



Herrongate Close, EN1 3BN
Enfield





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Kings Group-Enfield Town are delighted to present this well-proportioned three-bedroom tunnel-link terrace house offers great potential for buyers looking to add their personal touch and create a perfect family home. Situated in the highly sought-after Willow Estate, the property features three spacious bedrooms, a fitted kitchen, and a generous through lounge that provides a welcoming space for family living. The upstairs family bathroom is functional and well-positioned.

The property benefits from off-street parking and a large rear garden, ideal for outdoor activities and relaxation. Located in a quiet cul-de-sac, this home enjoys a peaceful setting while still being within walking distance of local shops. Enfield Town Centre is just a short distance away, offering a range of amenities and services. Transport links are also convenient, with local bus routes nearby and Enfield Town Station providing direct access to the city. For those commuting by car, easy access to the A10, M25, and A406 ensures good connectivity to surrounding areas. The property is within the catchment area for popular schools, including George Spicer Primary School, making it an excellent choice for families. This home offers a wonderful opportunity to create a lasting and comfortable family environment in a desirable location.

Council Tax Band: D
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£525,000



- Chain Free
- Through Lounge
- Ideal Family Home
- Cul-De-Sac
- Close Proximity to Transport Links Including Enfield Town Station With Direct Access into the City
- Three Bedroom Tunnel-Link Terrace House
- Off Street Parking
- Sought After Willow Estate Location
- Within Close Proximity of Enfield Town Centre Which Boasts an Array of Shops and Amenities to Enjoy

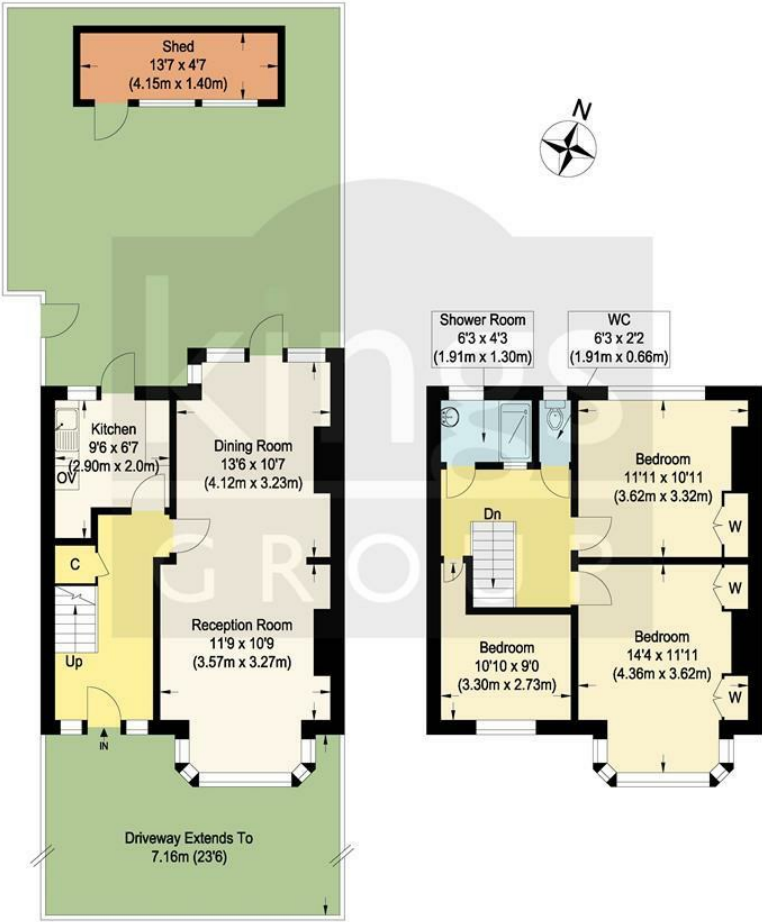
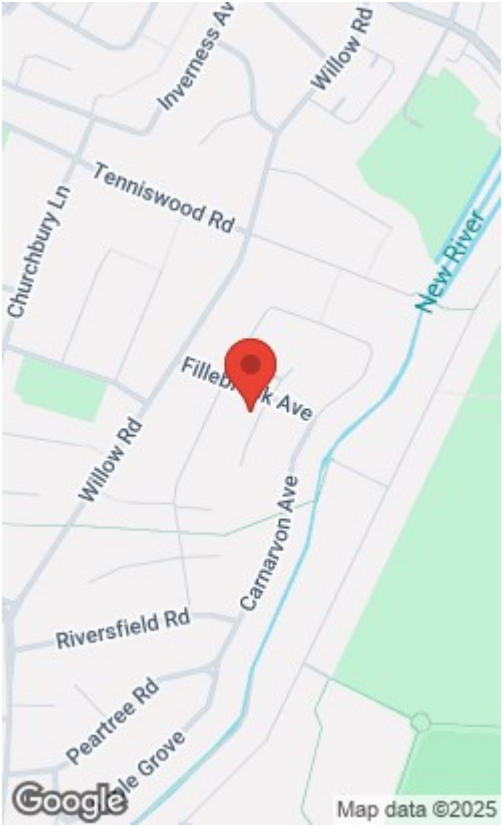








| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



Ground Floor First Floor

Herrongate Close, EN1

Approximate Gross Internal Floor Area : 89.40 sq m / 962.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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